



**Address:** [7008 BENJAMIN WAY](#)  
**City:** COLLEYVILLE  
**Georeference:** 39285-B-8  
**Subdivision:** SOMERSET MANOR  
**Neighborhood Code:** 3C500L

**Latitude:** 32.909588767  
**Longitude:** -97.1852391276  
**TAD Map:** 2096-452  
**MAPSCO:** TAR-025W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SOMERSET MANOR Block B Lot 8

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41674723

**Site Name:** SOMERSET MANOR-B-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,349

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,197

**Land Acres<sup>\*</sup>:** 0.1652

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HAYES ELTONY OSHAY

HAYES CYNTHIA MARIE

**Primary Owner Address:**

7008 BENJAMIN WAY  
COLLEYVILLE, TX 76034

**Deed Date:** 4/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222089965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSENZA JOHN;COSENZA LISA	6/24/2016	<a href="#">D216140625</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	6/24/2016	<a href="#">D216140624</a>		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	0000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$572,254	\$82,600	\$654,854	\$654,854
2024	\$572,254	\$82,600	\$654,854	\$654,854
2023	\$580,317	\$82,600	\$662,917	\$662,917
2022	\$406,259	\$82,600	\$488,859	\$472,166
2021	\$334,242	\$95,000	\$429,242	\$429,242
2020	\$299,095	\$95,000	\$394,095	\$394,095

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.